



## Arlington Zoning Board of Appeals

**Date:** Tuesday, September 24, 2024  
**Time:** 7:30 PM  
**Location:** Conducted by Remote Participation  
**Additional Details:**

### **Agenda Items**

#### **Administrative Items**

1. **Conducted by Remote Participation**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Healey's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: [Massachusetts Open Meeting Law](#)

For additional information on Arlington's Zoning Board please [visit their website](#). Reference material for this meeting will be available 48 business hours prior to the meeting and may be viewed on the Board's [Agendas and Minutes](#) page.

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to [ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us) 48 hours prior to the start of the meeting.

You are invited to a Zoom meeting.

When: Sep 24, 2024 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/meeting/register/tZAuce6ppjkrE9Xa0aeCG49Ft6EdDAoFibvI>

After registering, you will receive a confirmation email containing information about joining the meeting.

#### **Hearings**

2. **#3817 15 Janet Road**

#### **Meeting Adjourn**



## **Town of Arlington, Massachusetts**

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### **Conducted by Remote Participation**

#### **Summary:**

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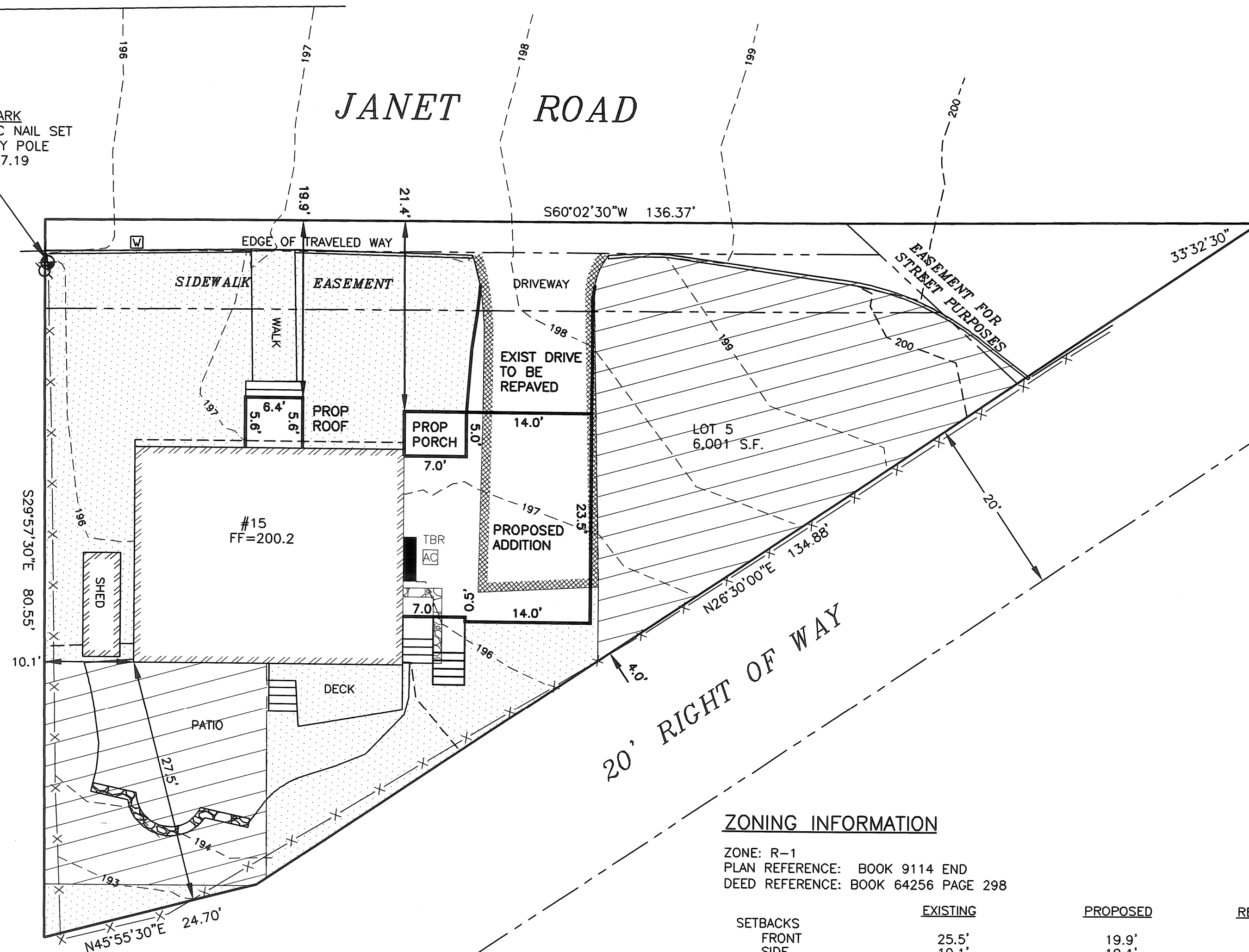
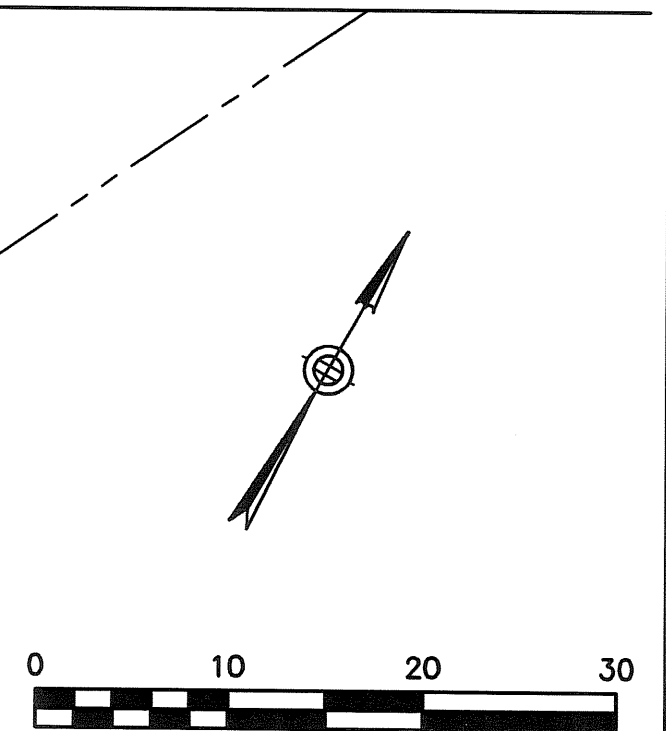
## Town of Arlington, Massachusetts

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### #3817 15 Janet Road

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3817_15_Janet_Rd_Plot_Plan.pdf	#3817 15 Janet Rd Plot Plan
▢ Reference Material	#3817_15_Janet_Rd_Proposed_Plot_Plan_6-8-24.pdf	#3817 15 Janet Rd Proposed Plot Plan 6-8-24



**ZONING INFORMATION**

ZONE: R-1  
PLAN REFERENCE: BOOK 9114 END  
DEED REFERENCE: BOOK 64256 PAGE 298

	EXISTING	PROPOSED	REQUIRED
SETBACKS			
FRONT	25.5'	19.9'	25 FT MIN
SIDE	10.1'	10.1'	10 FT MIN
REAR	27.5'	27.5'	20% OF LOT DEPTH MIN
BUILDINGS	777 S.F.	1,303 S.F.	
DRIVE	480 S.F.	240 S.F.	
STREET PAVING	790 S.F.	790 S.F.	

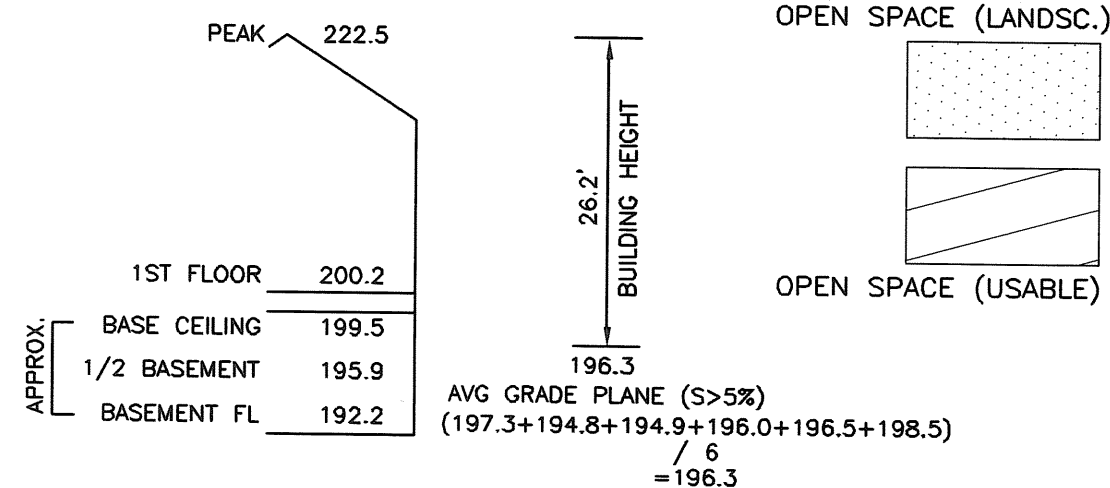
BUILDING COVERAGE	12.9%	21.7%	(35% MAX.)
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2,013 S.F./1,481 = 136%      1,798 S.F./2,391 = 75%      (10% MIN.)

1,891 S.F./1,481 = 128%      1,891 S.F./2,391 = 79%      (30% MIN.)

BUILDING HEIGHT	26.7'	26.2'	35 FT MAX
NUMBER OF STORIES	3	3	2.5 MAX
FAR (PROVIDED BY ARCHITECT)			0.35 MAX
GROSS FLOOR AREA	1,481 S.F.	2,391 S.F.	
(PROVIDED BY ARCHITECT)			

**BUILDING HEIGHT CALCULATION-PROPOSED (N.T.S.)**



**PLAN OF LAND IN ARLINGTON, MA**

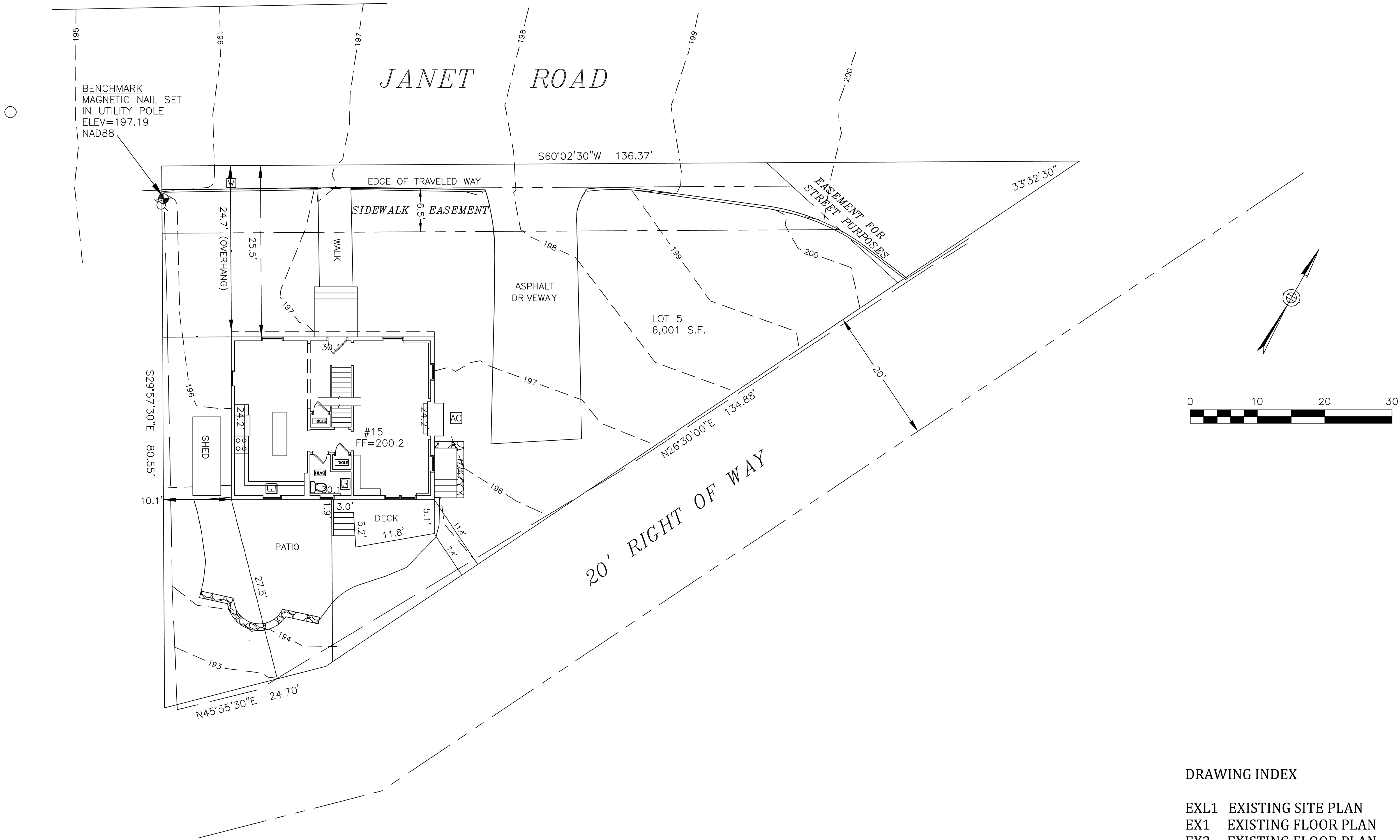
15 JANET ROAD  
PROPOSED ADDITIONS

SCALE: 1 IN. = 10 FT.  
DATE: JULY 23, 2024  
DRAWN: LNS  
CHECK: BB

REVISIONS:

PROJECT NO. 26825





DRAWING INDEX

- EXL1 EXISTING SITE PLAN  
EX1 EXISTING FLOOR PLAN  
EX2 EXISTING FLOOR PLAN  
EX3 EXISTING ELEVATIONS  
EX4 EXISTING ELEVATIONS  
EX5 EXISTING SECTIONS

- L1 PROPOSED SITE PLAN  
A1 PROPOSED FLOOR PLANS  
A2 PROPOSED FLOOR PLANS  
A3 PROPOSED ELEVATIONS  
A4 PROPOSED ELEVATIONS  
A5 PROPOSED SECTIONS

1 EXISTING SITE PLAN  
1/8" = 1'-0"

15 Janet Rd  
Arlington, MA



Consultant  
Address  
Phone  
Fax  
e-mail

Consultant  
Address  
Phone  
Fax  
e-mail

SEAL

No.	Description	Date
1	Zoning Approval	6.8.24

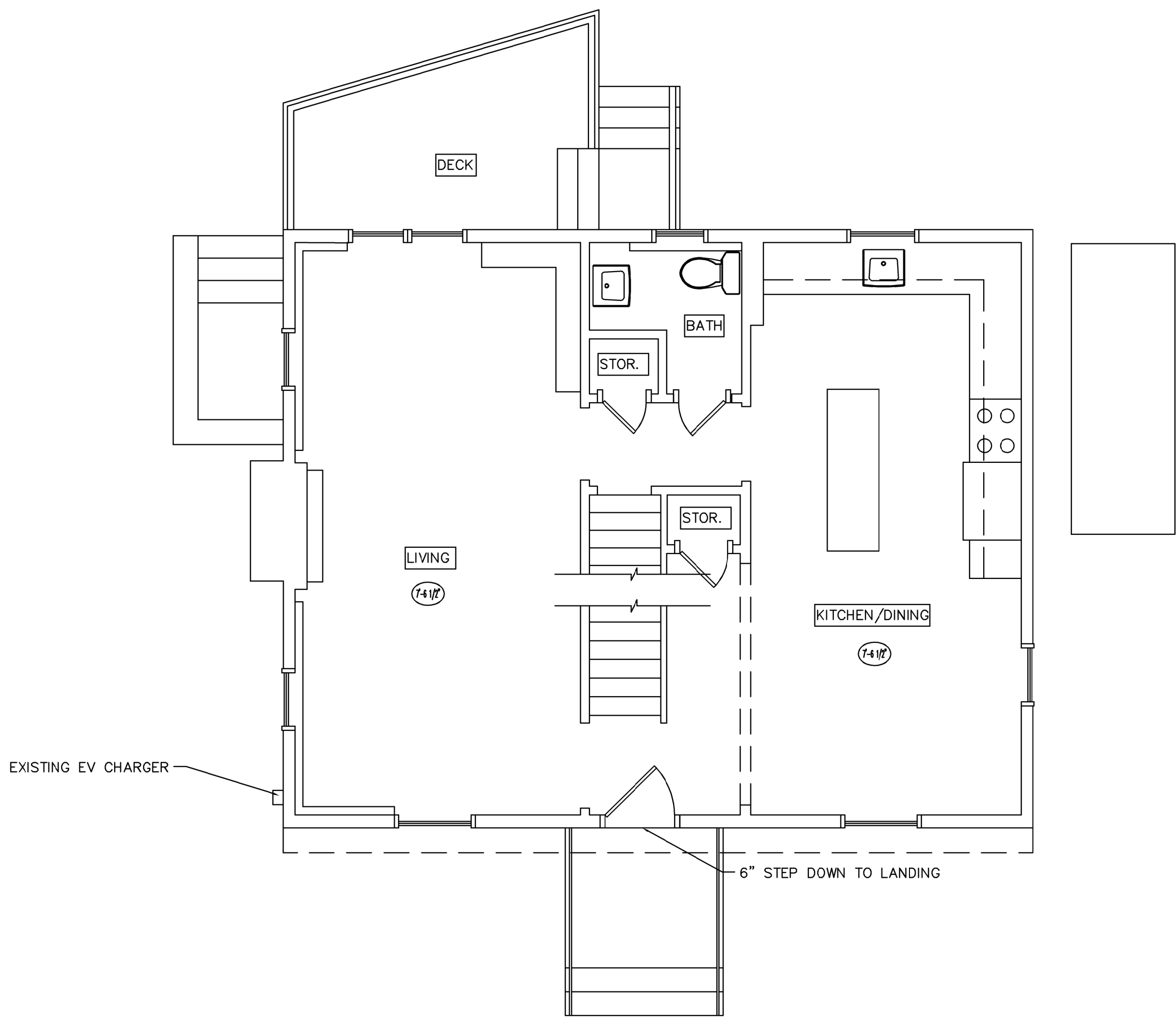
15 Janet Rd  
Arlington, MA

Existing Site Plan

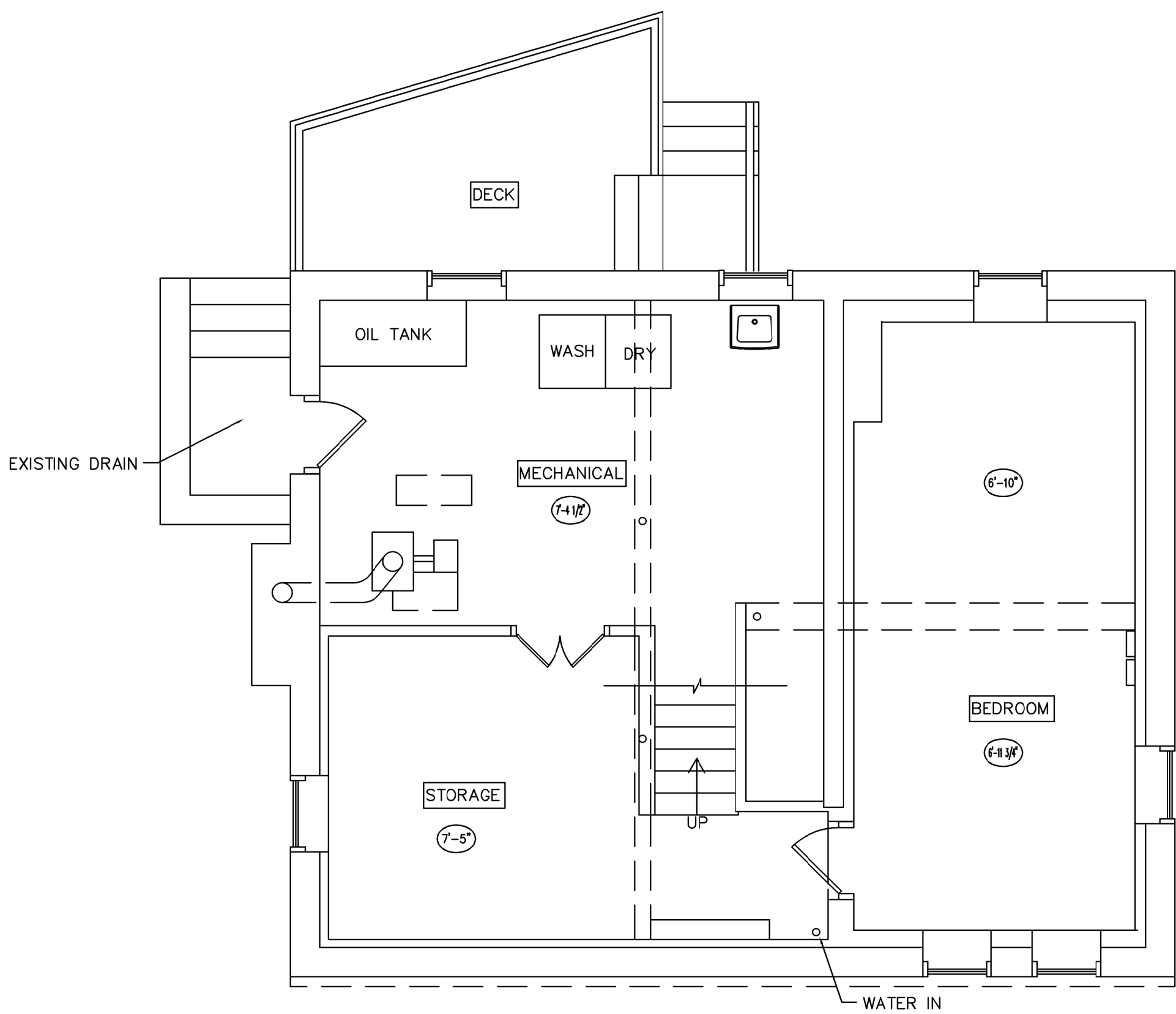
Project number	2000.01
Date	June 8 , 2024
Drawn by	
Checked by	

EXL1

Scale	1/8" = 1'-0"
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2 EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



1 EXISTING BASEMENT PLAN  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



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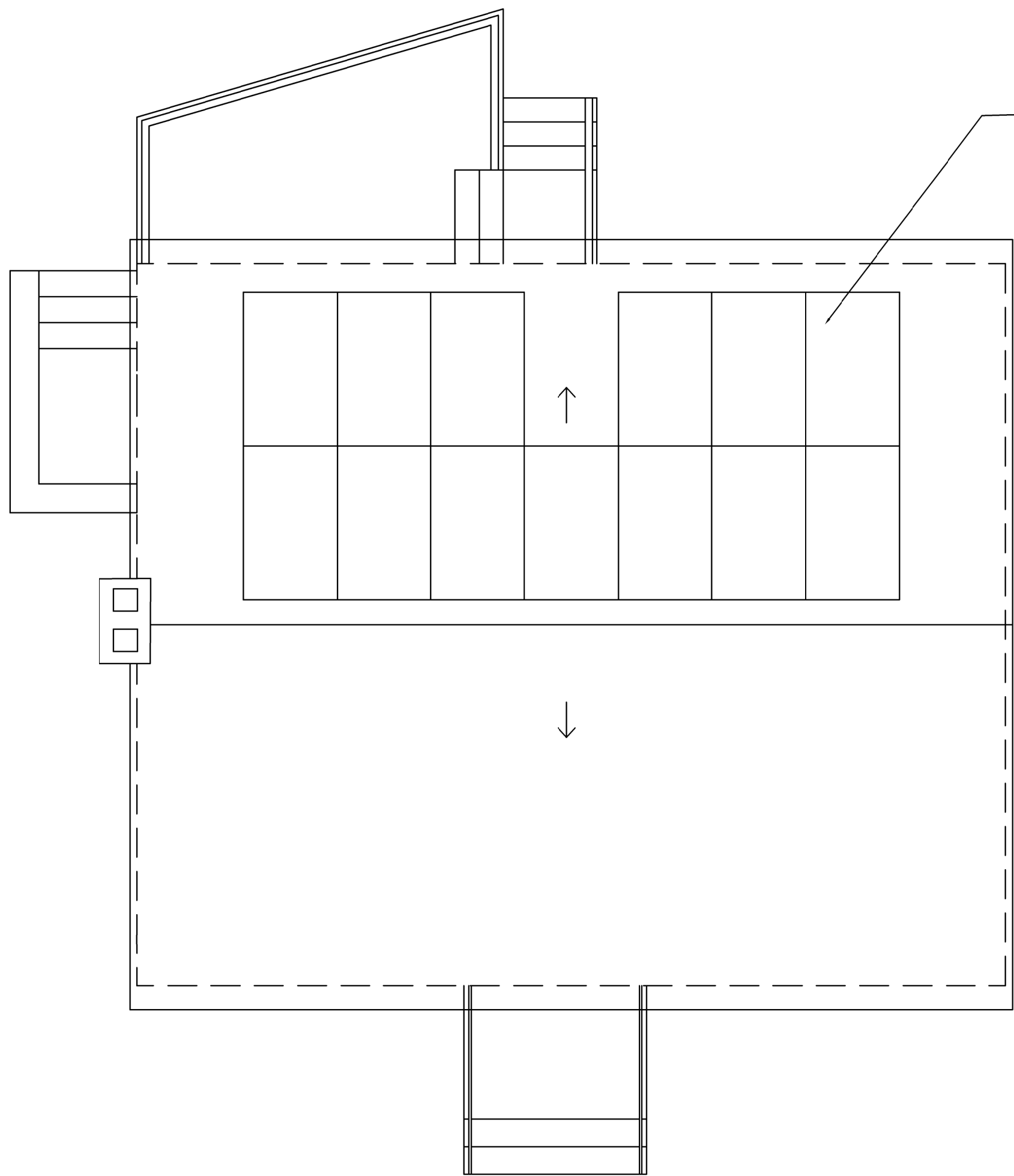
15 Janet Rd  
Arlington, MA

Existing First  
Floor Plan

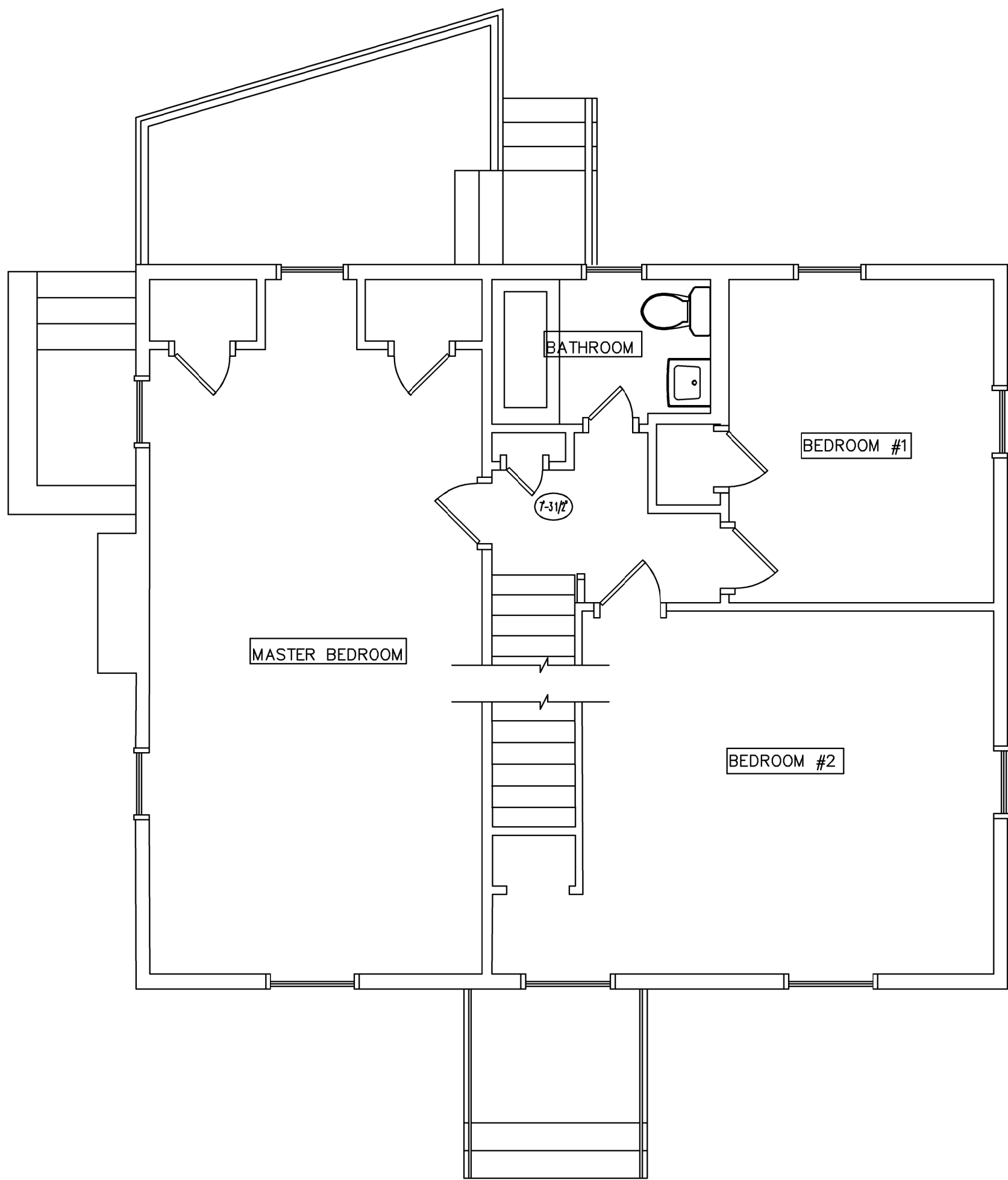
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Date	June 8 , 2024
Drawn by	
Checked by	

EX1

Scale	1/4" = 1'-0"
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2 EXISTING ROOF PLAN  
1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



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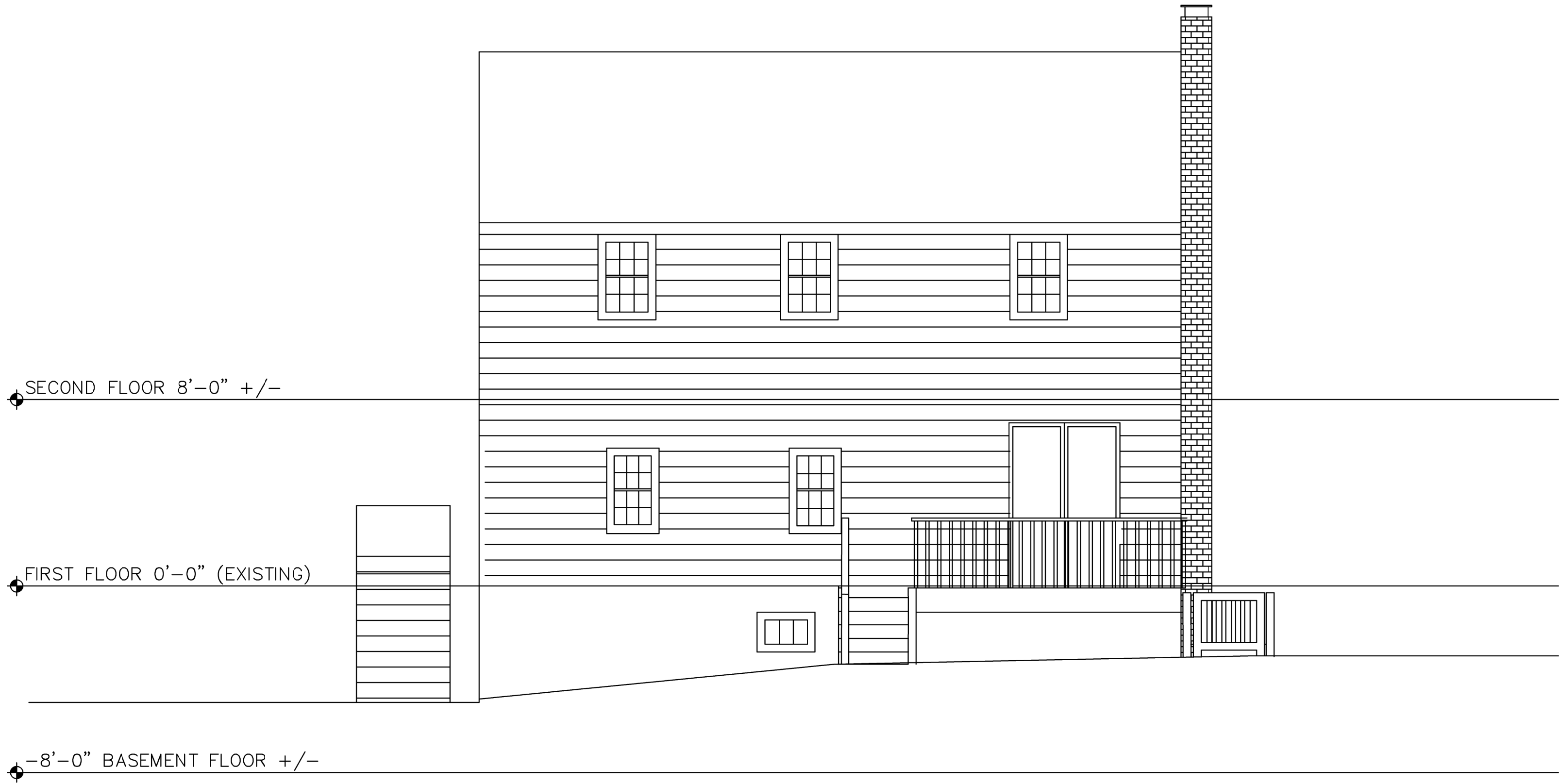
Existing  
Floor PlanS

Project number	2000.01
Date	June 8 , 2024
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EX2

Scale	1/4" = 1'-0"
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NOTE: SEE ROOF PLAN FOR EXISTING SOLAR PANELS TO REMAIN



2 EXISTING NORTH ELEVATION  
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



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SEAL

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15 Janet Rd  
Arlington, MA

Existing  
Elevations

Project number	2000.01
Date	June 8 , 2024
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Checked by	

EX3

Scale	1/4" = 1'-0"
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NOTE: SEE ROOF PLAN FOR EXISTING SOLAR PANELS TO REMAIN



2 EXISTING WEST ELEVATION  
1/4" = 1'-0"



1 EXISTING WEST ELEVATION  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



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Address  
Phone  
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SEAL

No.	Description	Date
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15 Janet Rd  
Arlington, MA

Existing  
Elevations

Project number	2000.01
Date	June 8 , 2024
Drawn by	
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EX4

Scale	1/4" = 1'-0"
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NOTE: SEE ROOF PLAN FOR EXISTING SOLAR PANELS TO REMAIN



2 EXISTING BUILDING SECTION B  
1/4" = 1'-0"



1 EXISTING BUILDING SECTION A  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



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SEAL

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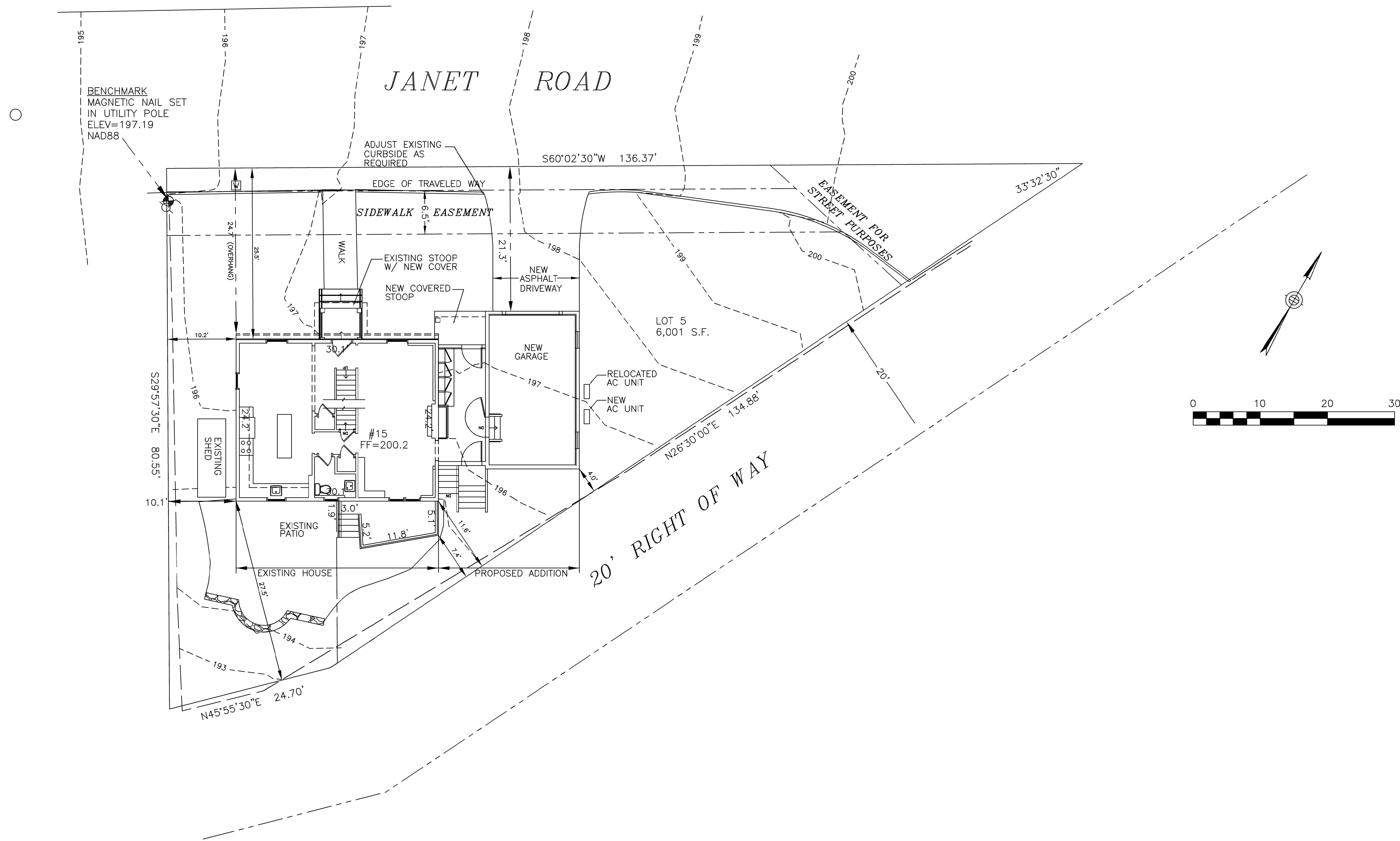
15 Janet Rd  
Arlington, MA

Existing  
Sections

Project number	2000.01
Date	June 8 , 2024
Drawn by	
Checked by	

EX5

Scale	1/4" = 1'-0"
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1 PROPOSED SITE PLAN  
1/8" = 1'-0"

15 Janet Rd  
Arlington, MA



Consultant  
Address  
Address  
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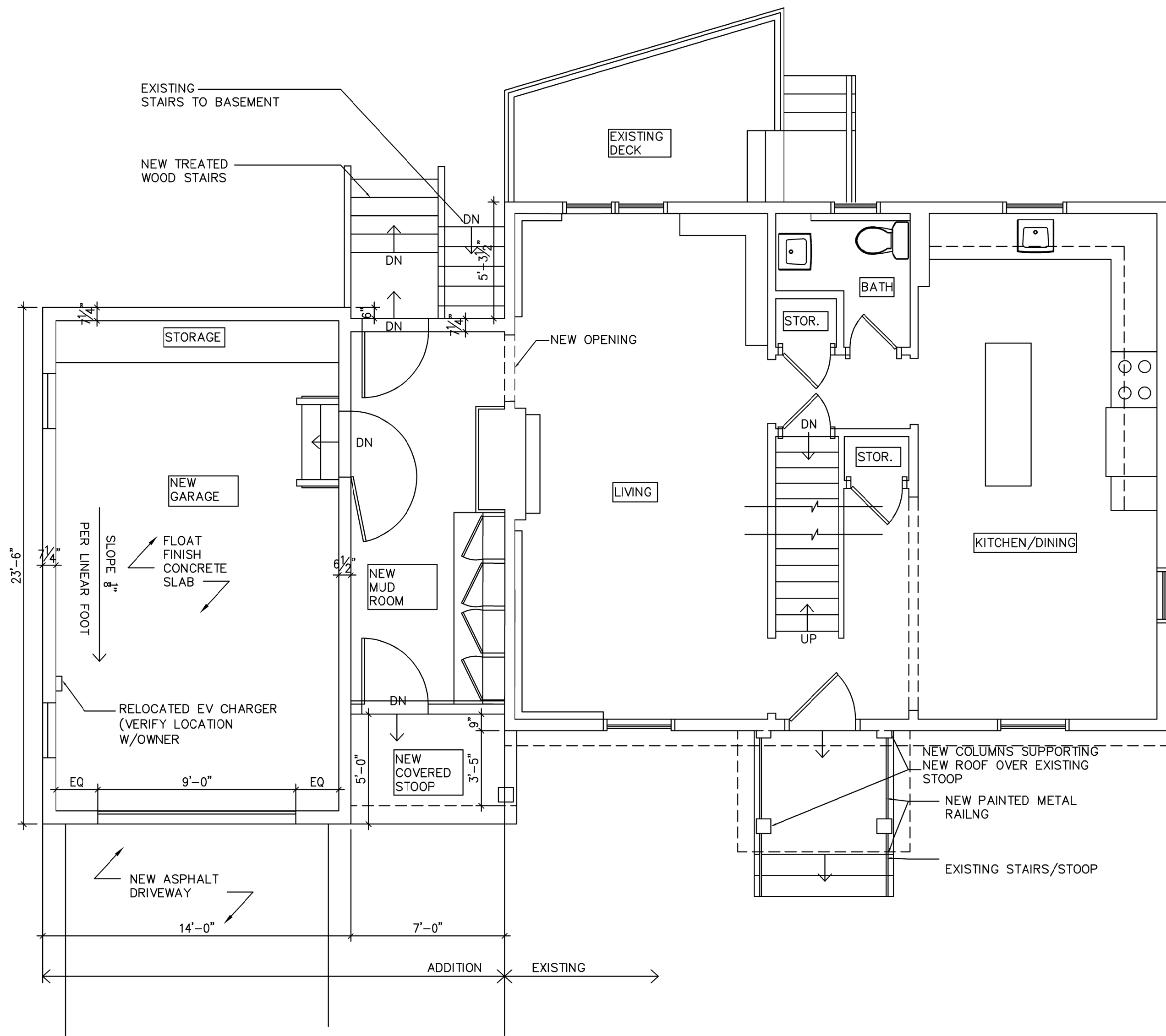
15 Janet Rd  
Arlington, MA

Proposed  
Site Plan

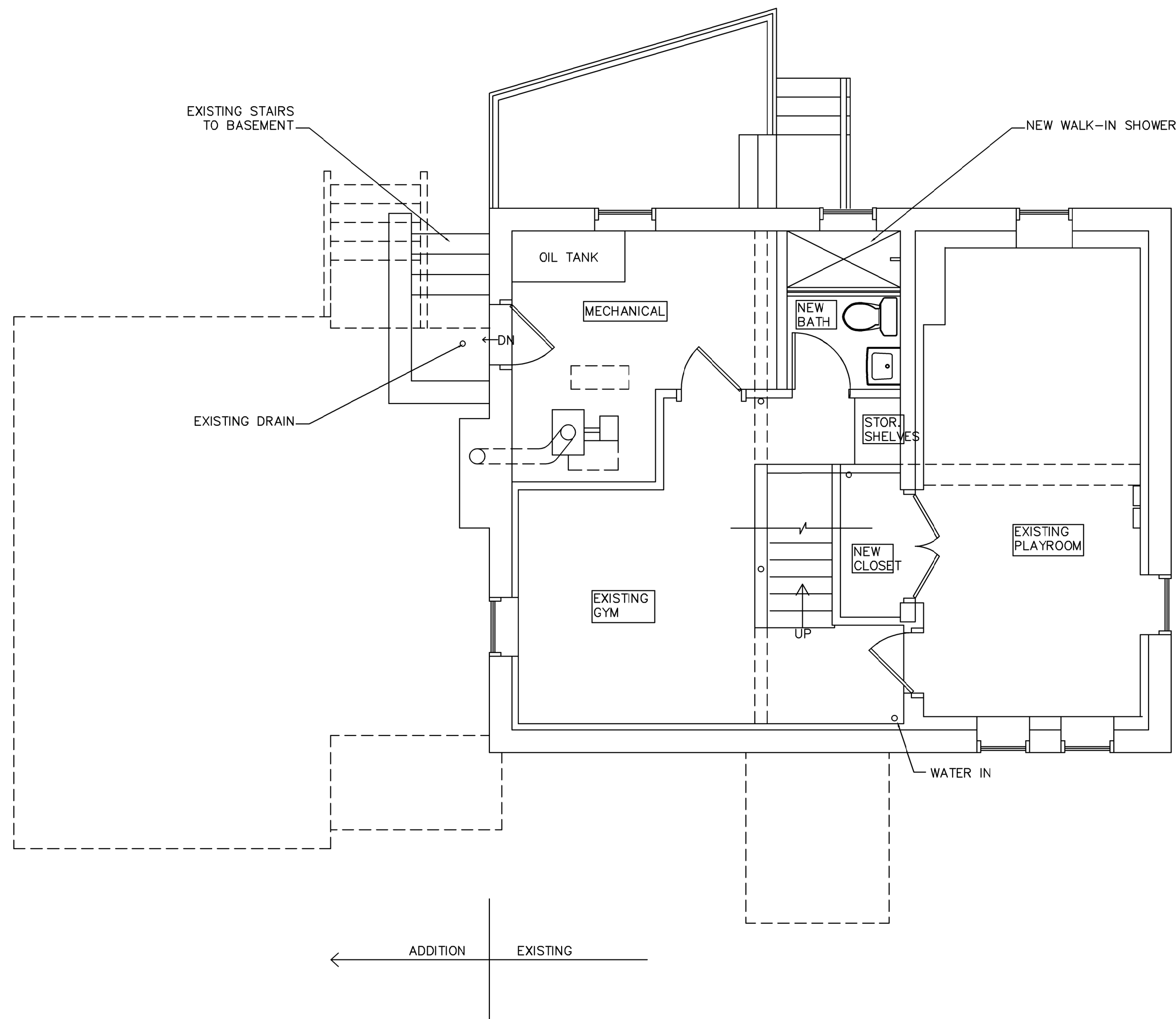
Project number	2000.01
Date	June 8 , 2024
Drawn by	
Checked by	

L1

Scale



2 FIRST FLOOR PLAN – PROPOSED  
1/4" = 1'-0"



1 BASEMENT PLAN – PROPOSED  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



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15 Janet Rd  
Arlington, MA

Proposed  
Floor Plans

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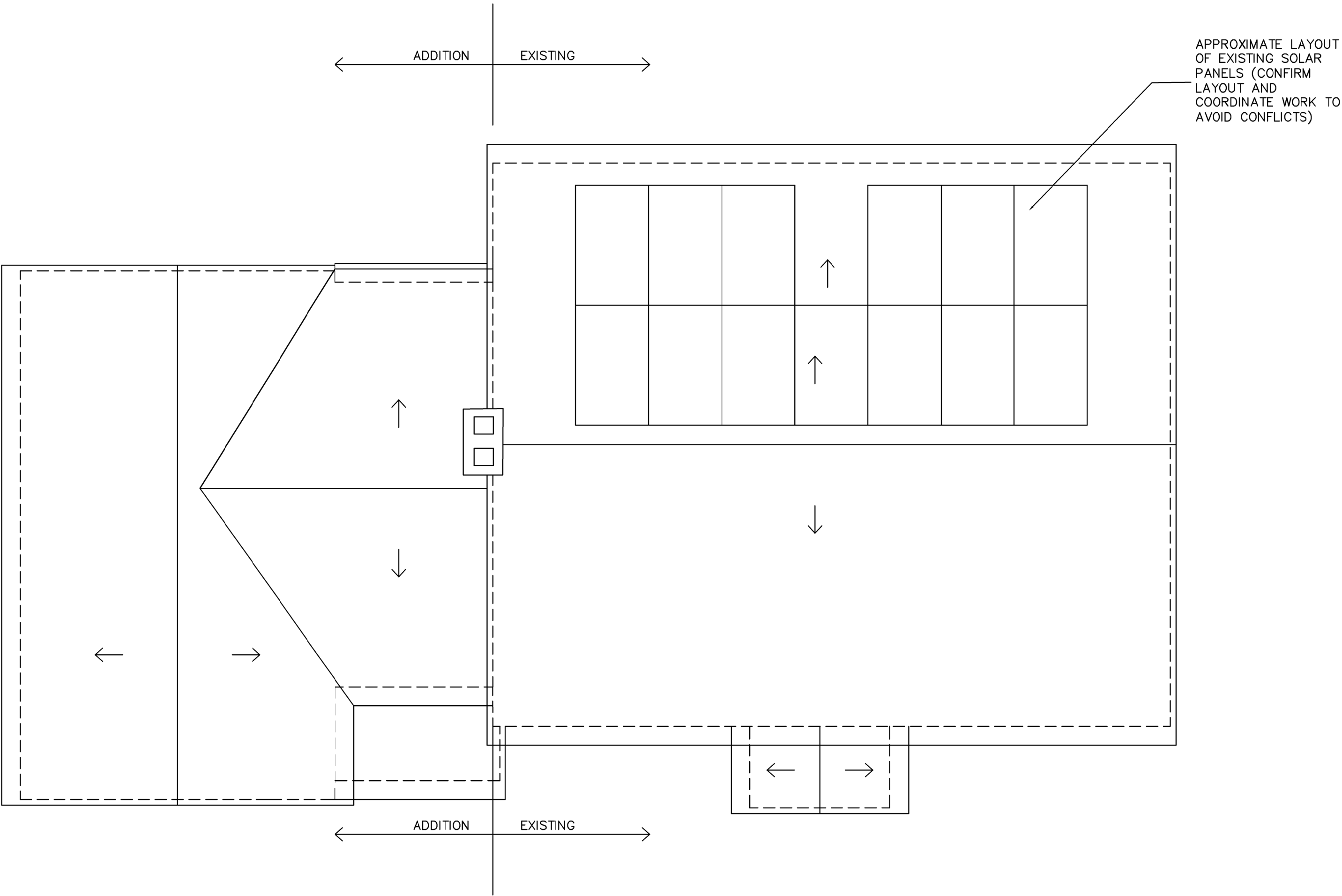
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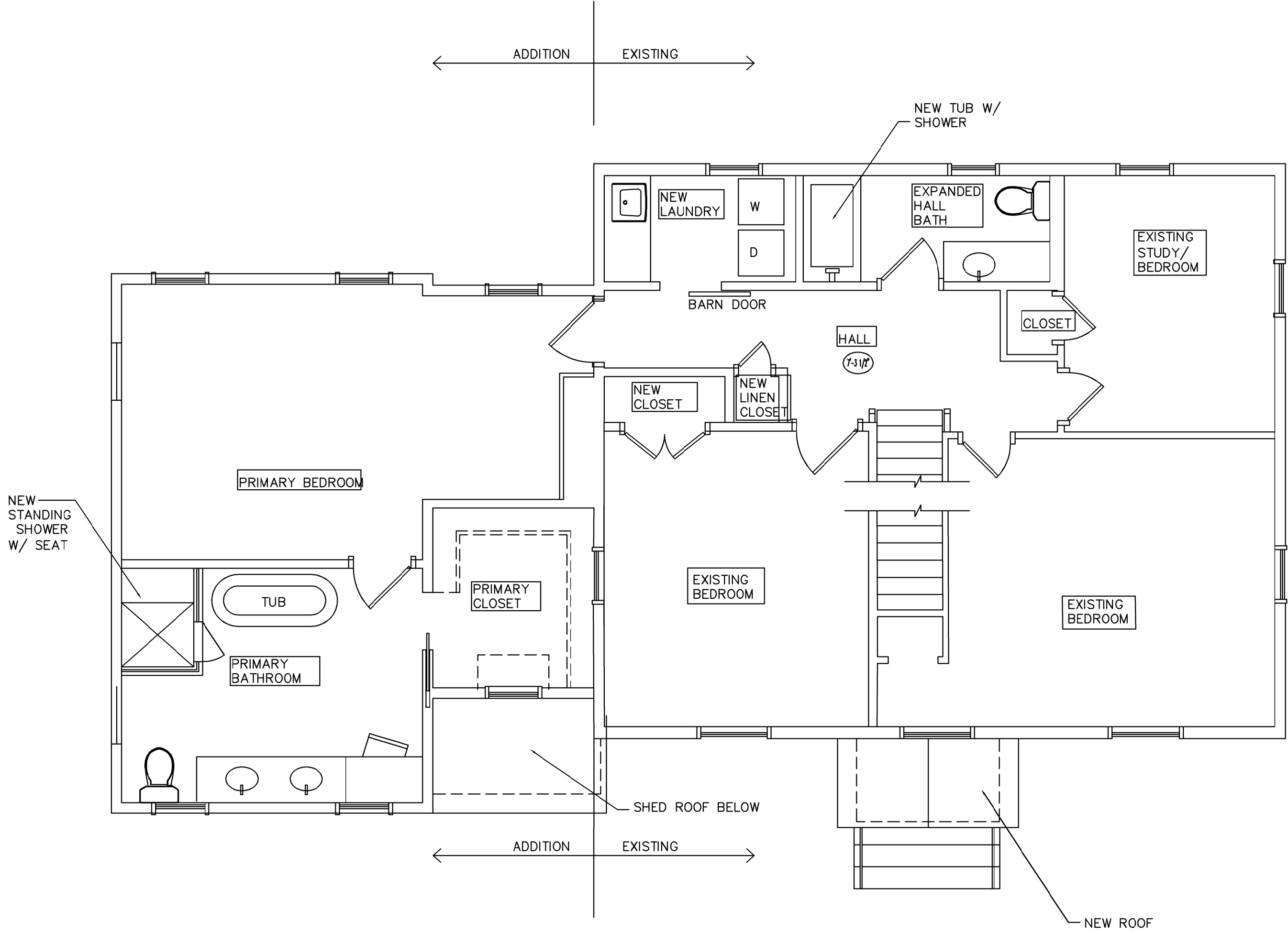
A1

Scale	1/4" = 1'-0"
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2 ROOF PLAN — PROPOSED  
1/4" = 1'-0"



1 SECOND FLOOR PLAN — PROPOSED  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



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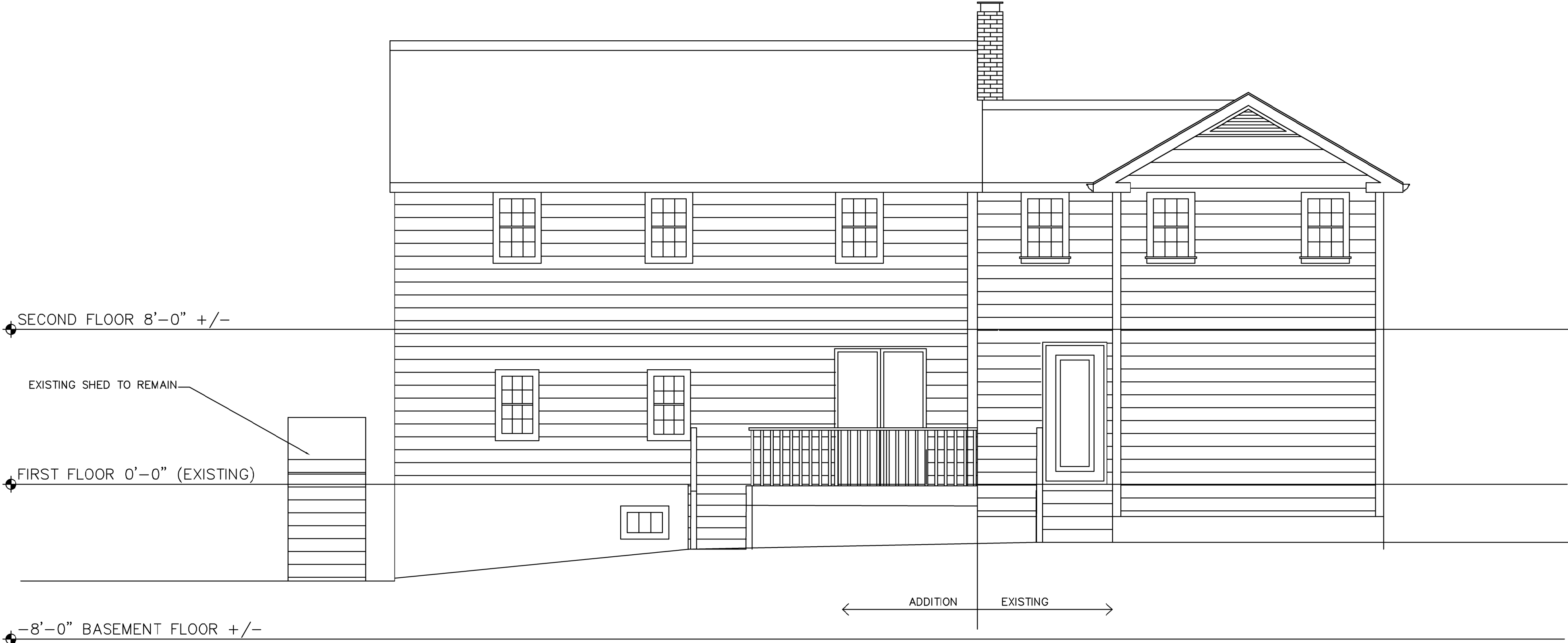
Proposed  
Floor Plans

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Checked by	

A2

Scale	1/4" = 1'-0"
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NOTE: SEE ROOF PLAN FOR EXISTING SOLAR PANELS TO REMAIN



2 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



Consultant  
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15 Janet Rd  
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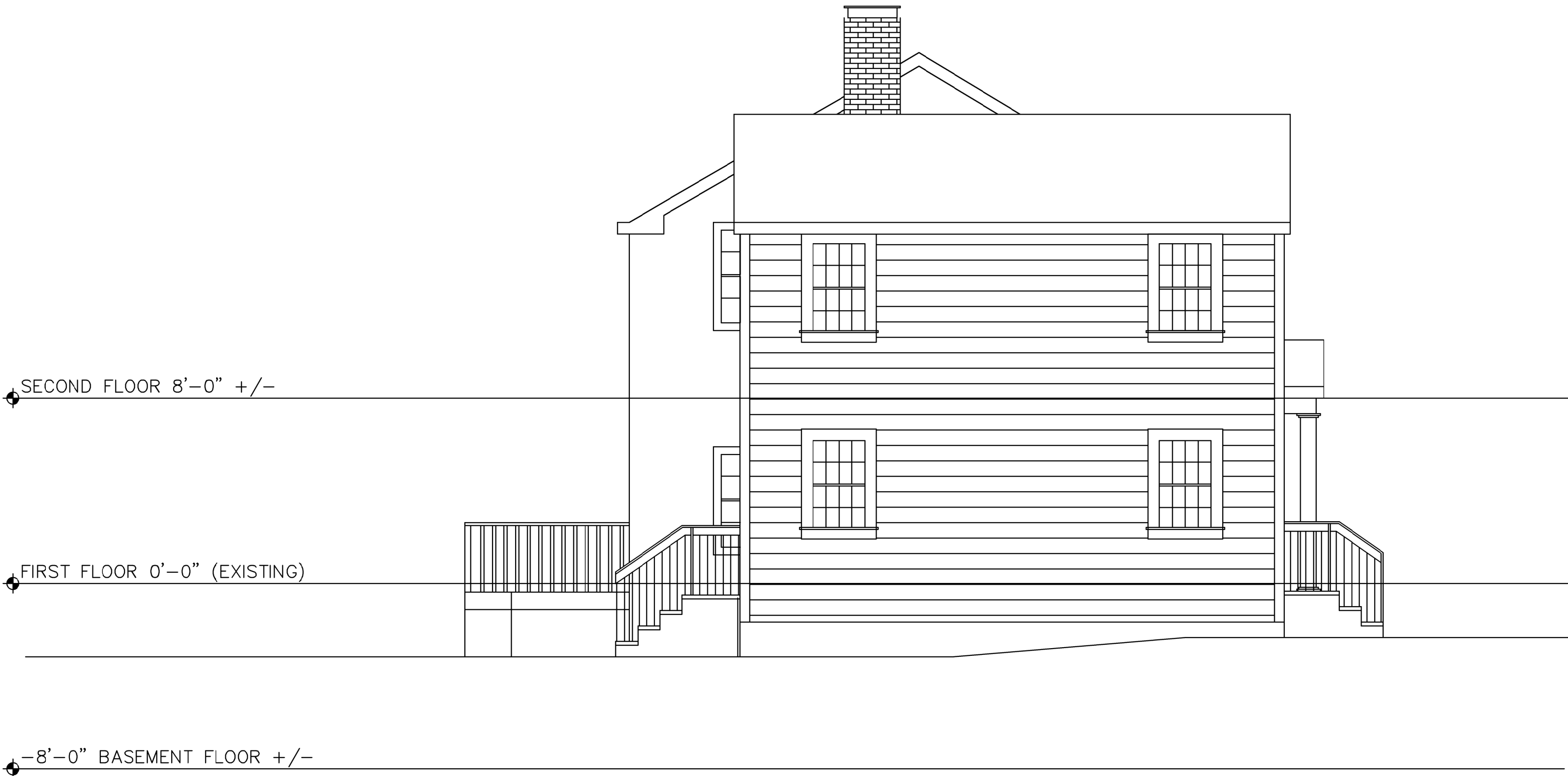
Proposed  
Elevations

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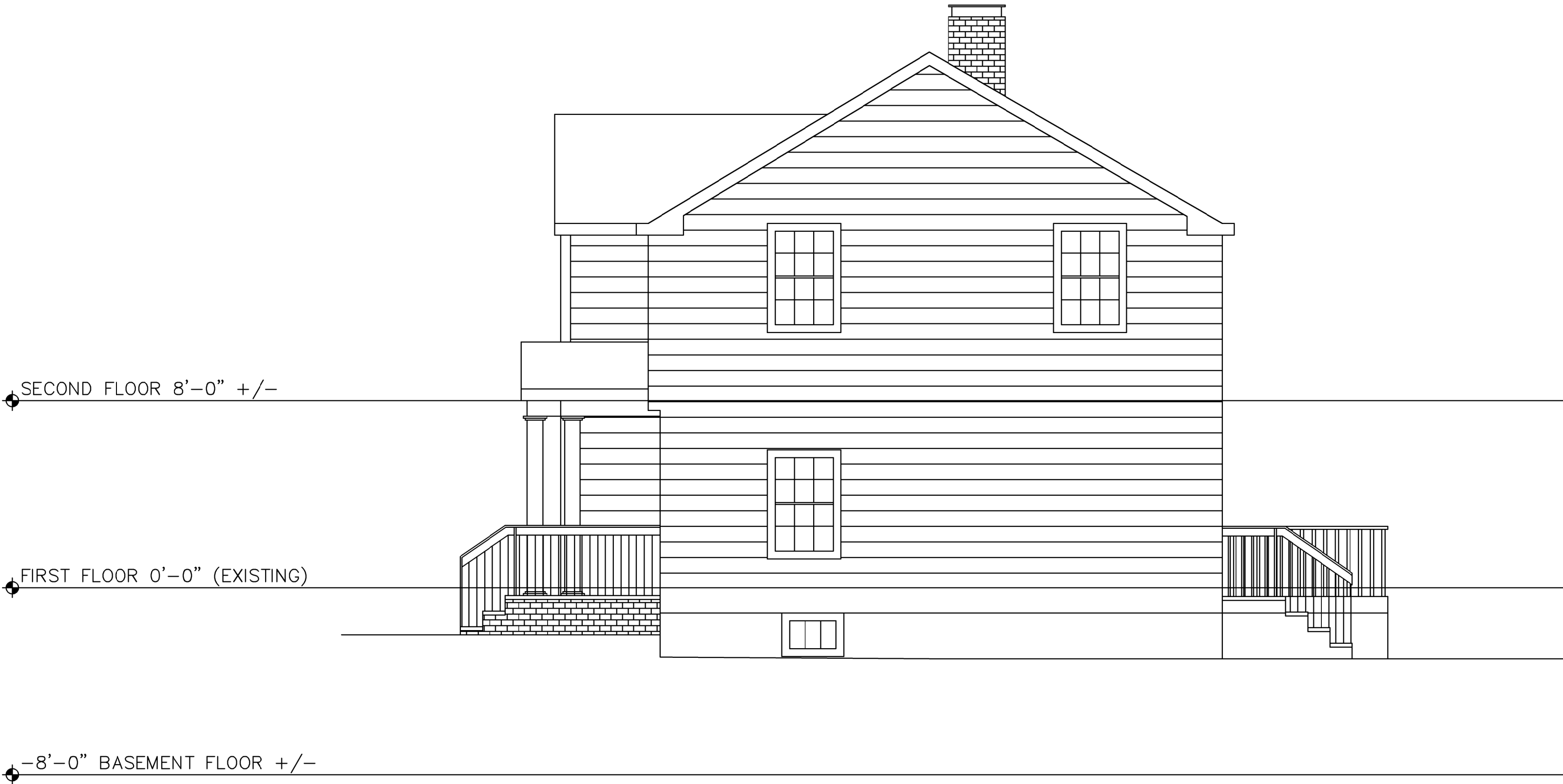
A3

Scale	1/4" = 1'-0"
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NOTE: SEE ROOF PLAN FOR EXISTING SOLAR PANELS TO REMAIN



2 PROPOSED WEST ELEVATION  
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



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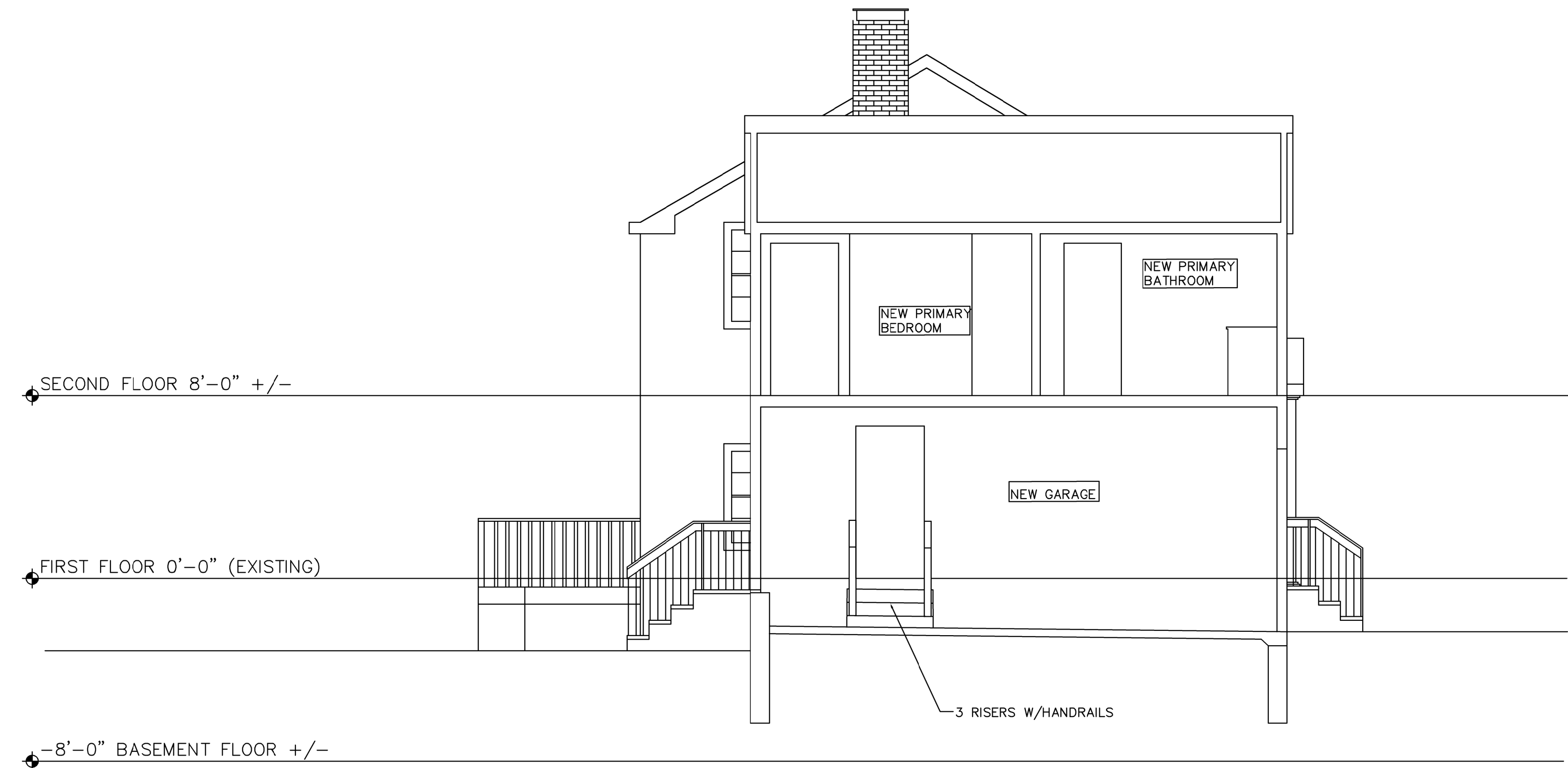
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A4

Scale	1/4" = 1'-0"
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2 PROPOSED BUILDING SECTION B  
1/4" = 1'-0"



1 PROPOSED BUILDING SECTION A  
1/4" = 1'-0"

15 Janet Rd  
Arlington, MA



Consultant  
Address  
Address  
Phone  
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e-mail  
  
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15 Janet Rd  
Arlington, MA

Proposed  
Sections

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A5

Scale	1/4" = 1'-0"
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